

Before the Board of Zoning Adjustment, D. C.

Application No. 11613, of F. Warren Brokaw, pursuant to Section 8207.2 of the Zoning Regulations, for permission to continue operation of a parking lot in an R-5-B zone as provided by Section 3104.46 at premises 1721-27 20th Street, N. W., Lots 16, 17, 18, and part of 800, Square 110.

HEARING DATE: April 17, 1974

EXECUTIVE SESSION: April 23, 1974

FINDINGS OF FACT:

1. The subject property is located in an R-5-B Zone.
2. The Board conditionally granted approval of this parking lot for a period of five years under BZA Order No. 9994-95, dated April 10, 1969.
3. It was noted at Public Hearing by the Zoning Activities Unit of OPM, that an inspection of the site revealed that conditions of the Board's prior Order had not been complied with.
4. There exist on the lot a sign approximately 10 feet by 3 feet mounted on a 20 foot pole with the words "Park Here", which is in violation of Section 3104.44 (b) of the Zoning Regulations.
5. Applicant stated that the sign was put up by the previous lessee, whose lease expired on April 30, 1974. The new lessee, M & S Corp., would remove the sign and comply with all conditions of the prior Order of the Board.
6. The Department of Highways & Traffic offered no objection to the continuance of this parking lot.
7. Opposition was registered at the Public Hearing.

CONCLUSIONS OF LAW:

Based upon the above Findings of Fact, the Board is of the opinion that the continuance of this parking lot will not create any dangerous or otherwise objectionable traffic conditions. The present character and future development of the neighborhood will not be adversely affected within the period the lot will be permitted. The lot is reasonably necessary and convenient to other uses in the vicinity.

ORDERED:

That the above application be GRANTED for two (2) years provided that applicant comply with all conditions of the Board's previous Order as described herein, and the sign mounted on a 20 foot pole with the words "Park Here" written upon it, must be removed. Otherwise no permits will be issued.

The conditions are as follows:

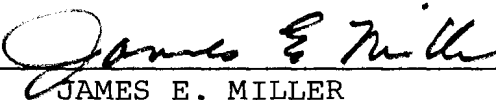
- a. Permit shall issue for a period of two (2) years but shall be subject to renewal in the discretion of the Board upon the filing of a new appeal in the manner prescribed by the Zoning Regulations.
- b. All areas devoted to driveways, access lanes, and parking areas shall be maintained with a paving of material forming an all-weather impervious surface.
- c. An eight (8) inch coping shall be erected and maintained along each side of all driveways to protect the public space.
- d. Bumper stops shall be erected and maintained for the protection of all adjoining buildings.
- e. No vehicle or any part thereof shall be permitted to project over any lot or building line or on or over the public space.
- f. All parts of the lot shall be kept free of refuse or debris and shall be paved or landscaped. Landscaping shall be maintained in a healthy growing condition and in a neat and orderly appearance. Plans must be approved by the Department of Highways and Traffic.
- g. No other use shall be conducted from or upon the premises and no structure other than an attendant's shelter shall be erected or used upon the premises unless such use or structure is otherwise permitted in the zoning district in which the parking lot is located.

h. Any lighting used to illuminate the parking lot or its accessory building shall be so arranged that all direct rays of such lighting are confined to the surface of the parking lot.

i. Parking conditions must be limited to cars only, no trucks.

VOTE: 4-1 (Lilla Burt Cummings, Esq. dissenting)

BY ORDER OF THE D. C. BOARD OF ZONING ADJUSTMENT

ATTESTED BY:   
JAMES E. MILLER  
Secretary to the Board

FINAL DATE OF ORDER:

**JUN 03 1974**

THAT THE ORDER OF THE BOARD IS VALID FOR A PERIOD OF SIX MONTHS ONLY UNLESS APPLICATION FOR A BUILDING AND/OR OCCUPANCY PERMIT IS FILED WITH THE DEPARTMENT OF ECONOMIC DEVELOPMENT WITHIN A PERIOD OF SIX MONTHS AFTER THE EFFECTIVE DATE OF THIS ORDER.